

BK 5789PG236

WARRANTY DEED

033193

TRANSFER
TAX
PAID

James R. Hutchison and Cheryl A. Hamel
of 19 Highland Avenue, Waterville, ME 04901
being unmarried, for consideration paid,

grant to James R. Hutchison

of 19 Highland Avenue, Waterville, ME 04901

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-9114

Witness our hands and seals this 10th day of November, 1998.

Rachel C. Mahaney
to both

James R. Hutchison
James R. Hutchison
Cheryl A. Hamel
Cheryl A. Hamel

THE STATE OF MAINE

Kennebec ss.

November 10, 1998

Then personally appeared the above named James R. Hutchison
and Cheryl A. Hamel and acknowledged the foregoing instrument to be
their free act and deed,

Before me,

Rachel C. Mahaney
Notary Public

Print Name: Rachel C. Mahaney

My Commission Expires: 06/19/04

Exhibit A

Property in Waterville, Kennebec County, State of Maine, bounded as follows:

A certain lot or parcel of land situate in said Waterville, being Lot Number 72 on a Plan of Gilman Heights, and drawn by Francis V. Armstrong, C. E., said Plan dated December 4, 1939, and recorded in Plan Book 12, Page 77, in the Kennebec Registry of Deeds, and as revised November 26, 1954; by Carl Crane, C.E., and recorded in Plan Book 17B, Page 192, to which reference is made for a more particular description.

Subject, however, to the following restrictions numbered from 1 to 13, both inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

1. No lot of land shall be sold, the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.
2. That said land shall be used only for residential purposes, and not more than one (1) residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lot be subdivided or so sold or leased in parcels, excepting that owners of three (3) or more contiguous lots located on the south side of Highland Avenue may subdivide said lots, provided that said subdivision shall not decrease the dimensions of any subdivision into lots of less than seventy-five (75) feet by one hundred (100) feet, and provided that insofar as any such lots created by such subdivision are concerned, the foregoing Covenants of Restriction shall be construed as applying to a single lot; nor shall any buildings at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
3. The main entrance of any residence built on any lot, any boundary of which abuts Gilman Street, shall face Gilman Street; the main entrance of any residence built on any lot, any boundary of which abuts the First Rangeway, shall face the First Rangeway. The main entrance of any residence built on lots abutting only upon avenues, shall face the nearest avenue boundary line.
4. That any wall of any residence or other outbuildings, including garages, erected on any lot, any boundary of which abuts Gilman Street or the First Rangeway, shall not be erected nearer than thirty-five (35) feet from the Gilman Street line or the First Rangeway Street line; and any other wall of any such residence or other outbuildings, including garages, erected on any lot abutting Gilman Street or the First Rangeway shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line thirty-five (35) feet along the Gilman Street line and along the First Rangeway Street line.

5. That any wall of any residence or other outbuildings, including garages, erected on any lot which abuts only upon avenues, shall not be erected nearer than twenty-five (25) feet from any avenue street line, and any other wall of any such residence or other outbuildings, including garages, erected on said lots, shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line twenty-five (25) feet along all avenue street lines.
6. Each residence or other outbuildings, including garages erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said outbuildings, including garages, to the respective boundary lines of any adjoining lots, excepting that this Restriction shall not apply to the south boundary of lots located on the south side of Highland Avenue.
7. The cost of each main building on these lots shall be at least ninety-five hundred (\$9500.00) dollars exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.
8. That no placards or advertising signs other than such as relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.
9. That no fences or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
10. That no cows, horses, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lots or in any building thereon.
11. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing Covenants of Restrictions shall be construed as applying to a single lot.
12. The grantor herein does not hold himself responsible for enforcement of the foregoing restrictions.
13. It is understood that this property shall operate under the so-called (New Neighborhood Act) as adopted by the National Association of Real Estate Owners.

For source of title, reference may be made to deed from George T. Thurlow, Personal Representative of the Estate of Georgia T. Warren, to James T. Hutcheson and Cheryl A. Hamel dated April 12, 1995 recorded in the Kennebec County Registry of Deeds, Book 4878, Page 172.

RECEIVED KENNEBEC CO. REGISTRY
NOV 18 AM 10:35

ATTEST: *James T. Hutcheson*
REGISTER OF DEEDS